

Broken Arrow Planning Commission
07-23-2026

To: Chair and Commission Members
From: Community Development Department

Title:
..title

Public hearing, consideration, and possible action regarding PUD-002918-2026 (Planned Unit Development), major amendment to PUD-111, 7Brew Kenosha, 0.70 acres, CG (Commercial General), located north of West Kenosha Street (71st Street) and west of South Aspen Avenue (145th E Ave)

..End

Background:

Applicant: Charles Mantione, Crafton Tull
Owner: NEO Properties
Developer: NA
Engineer: NA
Location: North of West Kenosha Street (71st Street) and west of South Aspen Avenue (145th E Ave)
Size of Tract 0.7 acres
Present Zoning: CG (Commercial General)
Proposed Zoning: [Click here to enter text.](#)
Comp Plan: Level 4 - Commercial/Employment Nodes

PUD-002918-2026 is a requested PUD major amendment to PUD-111 (SONIC). PUD-111 was approved by the Broken Arrow City Council on March 16, 1998. PUD-111 was created as part of the development of the former Sonic restaurant location at the subject property. The Sonic location closed in recent years, and the structure and property are currently unused and vacant.

During pre-development discussions the developer was made aware of the existing PUD. After reviewing the existing PUD, the applicant identified parking as the only requirements that would conflict with the proposed site plan development. Thus, the applicant has come forward with an application to amend PUD-111.

The request would modify parking standards from the required 7 employee parking spaces and 31 customer parking spaces to require only the 7 employee parking spaces. 7Brew, a quick serve beverage facility, operates solely as a drive-through business with no indoor or outdoor seating.

Attachments: Case Map
Aerial
Conceptual Site Plan
Development Outline

Recommendation:

Based upon the location of the property and surrounding land uses, staff recommend PUD-002918-2026 be recommended for approval to the Broken Arrow City Council.

Reviewed by: Jane Wyrick

Approved by: Rocky Henkel

JAJ